

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2015

Applicant: Alex Ridgeway, Brickmoon Design for Tom Scott, The Hoff Group, Owner

Property: 1215 Rutland Street, lot 14, block 183, Houston Heights Subdivision. The property consists of a vacant 4,356 square foot (33' x 133') interior lot.

Significance: The property is a vacant lot located in the Houston Heights Historic District West. The property is one of five platted lots that were the former location of a now demolished poultry processing plant.

Proposal: New Construction – Residence *REVISION*

- Applicant granted was granted a conditional COA on February 26, 2015, on the condition that the residence be set back 20' from the front property line instead of the proposed 15'. The applicant now proposes to reduce the depth of the proposed residence by 5' in order to comply with the previous COA's conditions.
- Applicant also proposes to change their approved covered front stoop to a full width front porch
- The eave and ridge heights of the approved attached rear garage will be reduced by 1' and 1' 2" respectively.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: One supportive. Please see Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: March 26, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



CURRENT PHOTO



Approval Criteria #1

New construction must match the typical setbacks of existing contributing structures in the district.

Contributing structures on the 1200 block of Rutland have a prevailing front setback of approximately 20'.

Sanborn Fire Insurance Map & Prevailing Setbacks of Contributing Structures

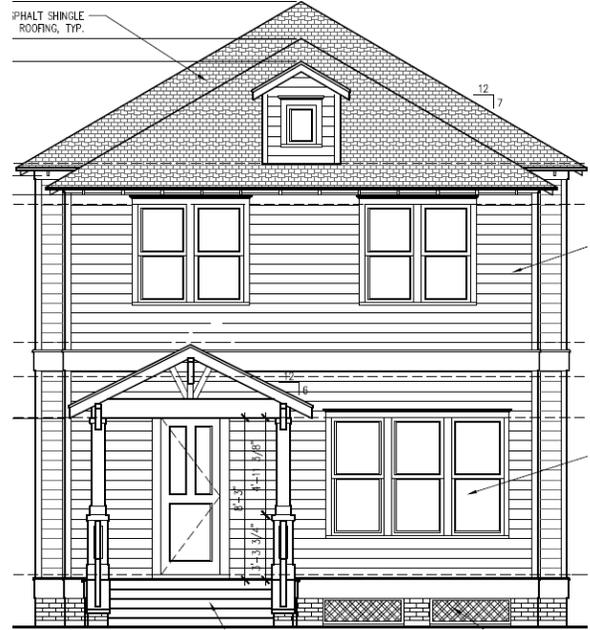


BLOCKFACE PHOTOS: Setback Dimensions Provided by Applicant



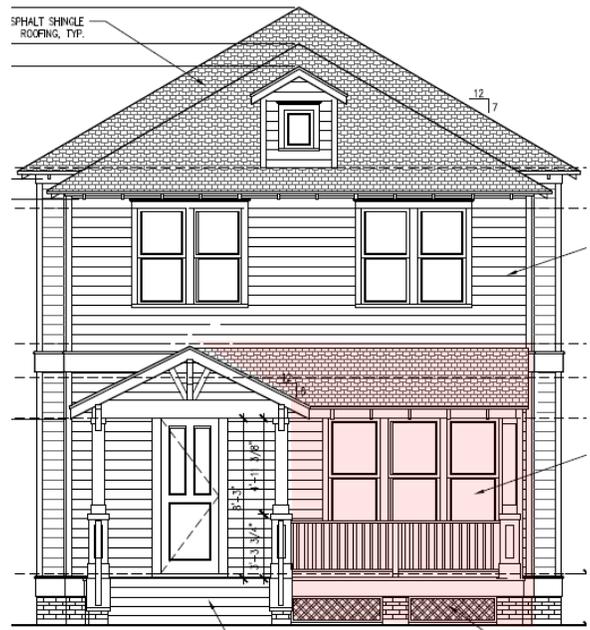
EAST ELEVATION – FRONT FACING RUTLAND

APPROVED WITH CONDITIONS 2/26/15



EAST ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

APPROVED WITH CONDITIONS 2/26/15



PROPOSED



NORTH SIDE ELEVATION

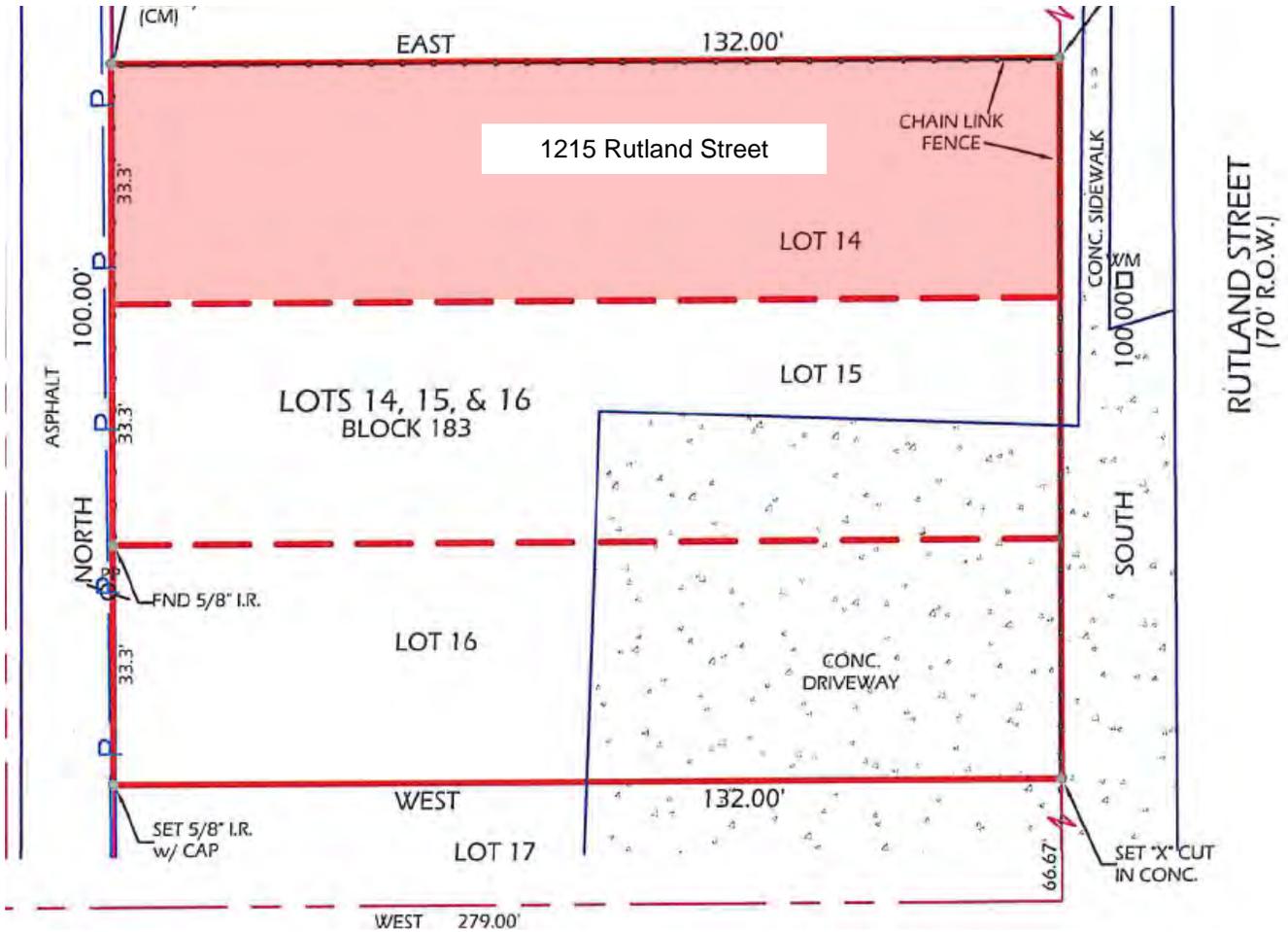
APPROVED WITH CONDITIONS 2/26/15



PROPOSED



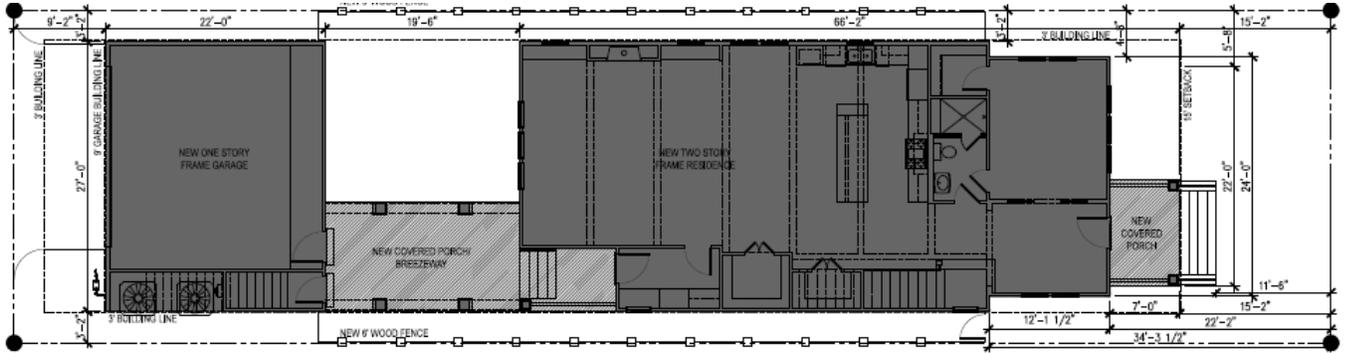
SURVEY



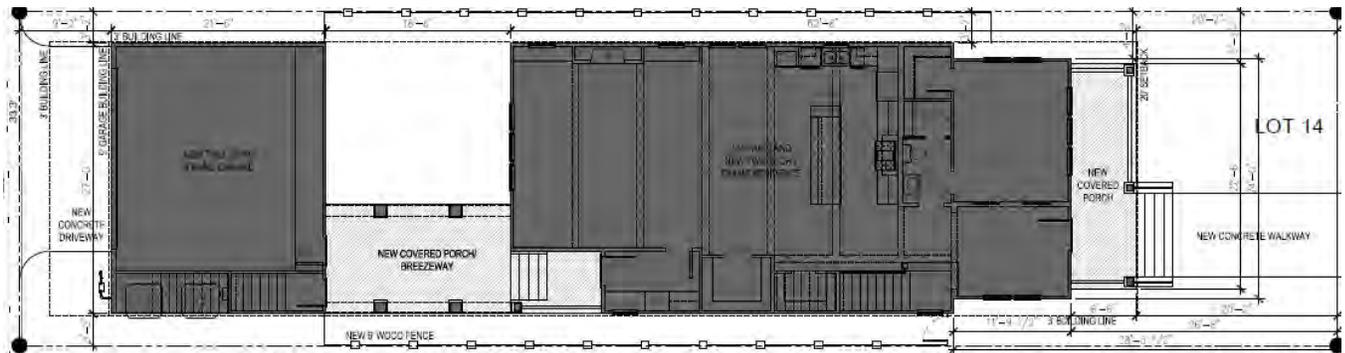


SITE PLAN

APPROVED WITH CONDITIONS 2/26/15



PROPOSED



PROJECT DETAILS

Shape/Mass: **Approved With Conditions 2/26/15:** *Residence will measure 108' deep by 27' wide and will feature an eave height of 23' and a ridge height of 31' 10". The front 12' of the residence will feature a width of 24' and will feature an eave height of 22' and a ridge height of 29' 11". The residence features an alley loading garage attached to the rear of the residence by a breezeway. The garage will feature an eave height 19' 6" and a ridge height of 27'. The residence will feature a 10' 7" front porch eave height.*

Proposed Revisions: Reduce the depth of the residence and attached garage by 5'. The eave height of the approved attached rear garage will be reduced from 19' 6" to 18' 6". The ridge height of the garage has been reduced from 27' to 25' 10".

Setbacks: **Approved With Conditions 2/26/15:** *15' from the front property line and 3' 2" from the north and south side property lines.*

Proposed Revision: Setback has been increased to 20' from the front property line.

Foundation: Pier and beam foundation with brick piers and wood lattice skirting. The residence will feature a finished floor height of 2' 8" above existing grade.

Windows/Doors: Wood double hung 1-over-1 wood windows with a recessed profile. The residence will feature a recessed panel entry door.

Exterior Materials: Smooth finish horizontal lap cementitious siding with a 6" exposure.

Roof: Hipped roof with a front open gabled dormer and a 7:12 pitch.

Front Elevation: **Approved with Conditions:** *The residence will feature a half width front porch with two 1' by 1' squared columns atop wood recessed panel piers and wood front steps. The first floor will feature a recessed panel entry door on the south bay and three windows on the south. The second floor will feature two pairs of windows.*

Proposed Revision: The half width front porch will be replace with one that will now span the full width of the front wall. The revised porch will measure 22' 6" wide by 6' 6" deep.

Side Elevation: **(South)** The first 12' of the residence will feature a lower height and narrower width than the remainder of the structure. The first 66' of the first floor will feature 4 windows and the second floor will feature 7 windows. A 19' 6" deep breezeway with 4 square columns will connect the rear of the residence with a 21' 3" deep two story alley facing garage.

Side Elevation: **(North)** The first 12' of the residence will feature a lower height and narrower width than the remainder of the structure. The first 66' of the first floor will feature 7 windows and the second floor will feature 5 windows. A 19' 6" deep breezeway with 4 square columns will connect the rear of the residence with a 21' 3" deep two story alley facing garage.

Rear Elevation: **(West)** The two story garage will feature an overhead rolling garage door on the first floor and three windows on the second.

ATTACHMENT A
PUBLIC COMMENT

J. Kent Marsh, AICP CUD

B-13 1215 Rutland

I **SUPPORT** this revised Certificate of Appropriateness with the proposed honoring a 20-foot front setback. This application would have been supported the first time if staff recommendation had been followed by the applicant.